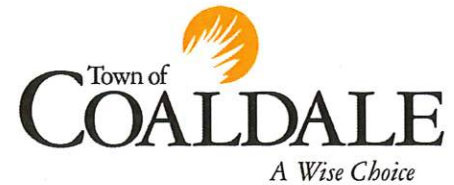


Wednesday, February 12, 2020

5:00p.m.

Town of Coaldale Council Chambers



Municipal Planning Commission Agenda

1.0 CALL TO ORDER

2.0 ADDITIONS TO THE AGENDA

3.0 ADOPTION OF THE MINUTES

January 8, 2020 meeting

4.0 BUSINESS FROM THE MINUTES

4.1 Development Application 2019-183
1308 – 18 Avenue
Change of Use – Automotive Sales and Service

5.0 NEW BUSINESS

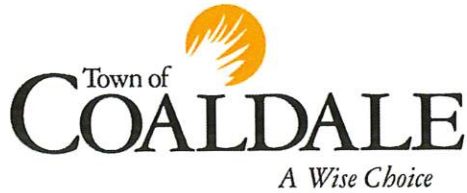
5.1 Subdivision Application 2019-0-178
Plan 5703HJ; Block 3; Lot 8

5.2 Development Application 2020-010
1409 – 19 Avenue
Front yard setback waiver

6.0 INFORMATION ITEMS

7.0 IN-CAMERA DELIBERATIONS

8.0 ADJOURNMENT



MUNICIPAL PLANNING COMMISSION
WEDNESDAY, January 8, 2020
5:10 PM – COUNCIL CHAMBERS

PRESENT:	Council Members:	D. Lloyd
	Citizen Members:	R. Pitsol (Chair), T. Stone
	Director of Planning:	S. Croil
	Recording Secretary:	K. Boehmer
	Gallery:	C. Moman, C. Schroyen, A. Guenther

**As a matter of necessity, R. Pitsol was appointed Chair for the January 8, 2020 Municipal Planning Commission meeting.*

1.0 CALL MEETING TO ORDER:

R. Pitsol called the meeting to order at 5:10 p.m.

2.0 ADDITIONS TO / ADOPTION OF AGENDA: No additions.

3.0 ADOPTION OF MINUTES:

Municipal Planning Commission Minutes – December 11, 2019

MOTION: *T. Stone moved to approve the December 11, 2019 minutes.*

3-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None.

5.0 NEW BUSINESS:

- 5.1 Development Application 2019-182**
1001 – 20A Avenue
Setback waiver on existing structures

BACKGROUND/DESCRIPTION OF APPLICATION:

S. Croil provided an overview of Development Application 2019-182 explaining that this application is for waivers on an existing Single-Detached Dwelling and accessory structure. He further advised that the Single-Detached Dwelling is located on the east property line whereas a side yard setback of 1.52m is required, as per Land Use Bylaw 677-P-04-13.

With respect to the existing accessory structure, there are current setbacks of 0.26m and 0.40m from the property lines. However, pursuant to Land Use Bylaw 677-P-04-13, accessory structures are required to be located 0.90m from property lines.

It was also noted that notice of the application was sent to adjacent property owners and no written or verbal concerns were brought forward.

- The commission inquired whether or not the applicant was the original owner.
- C. Moman, the applicant, advised that she was not the original owner and that she bought the property 20 years ago.
- The commission commented on why the dwelling was built on the property lines when originally built and questioned why this issue hasn't been brought up since the date of construction.
- S. Croil informed the commission that the file is short in paperwork and the records are not complete.
- The commission asked whether or not the accessory building was on skids, and if it was an option to move the structure to comply with setback requirements.
- C. Moman confirmed that the shed is on skids and that it is moveable. However, the Single-Detached Dwelling has sold and the purchasers are happy with the location of the shed.

MOTION: T. Stone moved to approve Development Application 2019-182.

3-0 CARRIED

**5.2 Development Permit Application 2019-183
1308 – 18 Avenue
Automotive Sales and Services**

BACKGROUND/DESCRIPTION OF APPLICATION:

S. Croil presented the application brought forward by Abraham Guenther. This is an application for an automotive sales and service business, which is a Discretionary Use in the Industry – I zoning. The application included a site plan showing elements such as proposed parking and buildings.

- A. Guenther, the applicant, explained that he intended to repair and sell vehicles and vehicle parts. Referring to the site plan, he indicated that the vehicles would be parked neat and orderly.
- The commission mentioned that the previous use of the building was an automotive repair and detailing business, and asked why the applicant needs to apply for a Change of Use.
- S. Croil advised that as per the current Land Use Bylaw, an automotive repair and detailing shop differs from automotive sales and services.
- The commission asked if any neighbouring properties complained.
- S. Croil confirmed no written or verbal concerns were brought forward.
- The commission questioned what business was currently being operated at the address.
- C. Shroyen, registered owner, responded that it previously was an automotive repair and detailing shop but has sat vacant since. He further indicated that a fence would be installed to hide any vehicles that are having mechanical work done.
- S. Croil on behalf of R. Dyck, ORRSC Planning Advisor, requested further clarity on where the vehicles listed for sale would be parked.
- A. Guenther advised that they would be parked along the east and west sides of the lot, and confirmed that he has no intention of parking vehicles along the front property boundary. He

included that if he were to add anything to the front, it would be a vehicle on a ramp facing the road to display said vehicle.

- S. Croil on behalf of R. Dyck, ORRSC Planning Advisor, explained that with new developments, the Town of Coaldale typically requires 10% of the area facing the street to be landscaped. He then canvassed the possibility of any minor landscaping enhancements being added to the property.
- C. Shroyen explained that he intended to keep the lot as a gravel parking lot. However, he added that they could attempt to “dress it up”.
- A. Guenther advised that he had intentions of painting the tin to make the building look more appealing.

MOTION: T. Stone moved to TABLE Development Application 2019-183 to allow the Applicant to provide the following by no later than February 4, 2020:

1. DETAILED SITE PLAN

- a. properly scaled
- b. exact number, size and angle of parking stalls
- c. proposed fence height and construction material
- d. detail regarding current structures on the site other than the principal building

2. LANDSCAPING PLAN – the plan MUST meet 50% of the new build requirements set out in Schedule 9 of Land Use Bylaw 677-P-04-13.

3-0 CARRIED

The public portion of the meeting was closed at 5:24 p.m.

MOTION: T. Stone moved to adjourn meeting at 6:00 p.m.

3-0 CARRIED

CHAIR- R. PITSOL

RECORDING SECRETARY- KYLEY BOEHMER

Staff Report to the Municipal Development Authority Board

Development Application #	2019-183
Applicant	Abraham Gunther
Civic Address	1308 – 18 Avenue
Legal Description	Plan 0513755, Block 1, Lot 9
Zoning	Industry - I
Description of Application	Automotive Sales and Service – Discretionary

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2019-183 to establish Automotive Sales and Service at the above referenced property. This application was heard at the January 8, 2020 MPC meeting and was tabled. It was requested that the applicant submit the following information:

1. DETAILED SITE PLAN

- properly scaled
- exact number, size and angle of parking stalls
- proposed fence height and construction material
- detail regarding current structures on the site other than the principal building

2. LANDSCAPING PLAN – the plan MUST meet 50% of the new build requirements set out in Schedule 9 of Land Use Bylaw 677-P-04-13.

The Town of Coaldale Land-Use Bylaw states that Automotive Sales and Service is a Discretionary Use in the Industry - I zoning. As such, a hearing must be held by the Municipal Planning Commission (MPC) of the Town of Coaldale for consideration of the application.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Industry - I
- Land Use Bylaw, Schedule 11, Off street Parking & Loading Requirements

RECOMMENDATION

The board considers APPROVAL of Development Application (2019-183) to establish Automotive Sales and Service at 1308 – 18 Avenue subject to the following conditions:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 prior to

commencement for any renovations.

2. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to occupancy.
3. Approval is for the building only. A separate permit must be applied for and approved for any signs.
4. A Business License must be obtained from the Town of Coaldale
5. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighborhood.
6. The applicant/ owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements, 1 (one) space per 500 ft² of GFA.

Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- **Revised Site Plan**

N
↑

Proposed Chain link
Fence to be 10' tall

Parking @ 45°
Angle

Mulch area
and grass area

Existing Trees

Evergreen Trees

Proposed circular
bed with mulch and
grass

GATE

Grass and Existing Tree

36' wide

Road Study
Bed
road walkway door

Parking

Parking @
45° angle

shed

12' 4"

8'

GATE

Sea Can #2

Sea Can #1

Parking
@ 45° angle

Raise flower
Bed

Scale

= 5 Feet

18th Ave

52' 10"

9' 30"

RESOLUTION

2019-0-178

Town of Coaldale

Residential subdivision of Lot 8, Block 3, Plan 5703HJ within NE1/4 10-9-20-W4M

THAT the Residential subdivision of Lot 8, Block 3, Plan 5703HJ within NE1/4 10-9-20-W4M (Certificate of Title No. 031 139 554), to subdivide an existing 0.08 ha (0.18 acre) parcel into two parcels, being approximately 0.04 ha (0.09 acres) each; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Coaldale.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into a Development Agreement with the Town of Coaldale which shall be registered concurrently with the final plan against the title(s) being created.
3. That an encroachment agreement be established with the municipality in accordance with Section 651.2 of the Municipal Government Act, for the structure encroaching onto the municipal road, which shall be registered by caveat concurrently with the final plan against the title being created.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw;
 - a. Except that a waiver of the minimum parcel size and minimum parcel length provisions of the Land Use Bylaw was provided in accordance with Section 654(2) of the Municipal Government Act.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) TELUS Communications Inc. has no objections to the above noted circulation.

- (e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

- (f) ATCO Gas has no need for a Utility Right of Way on the subject property at this time, and therefore has no objection to the proposed subdivision.

ATCO Gas services in the roadway, no URW is required.

- (g) ATCO Transmission high pressure pipelines has no objections. Questions or concerns can be forwarded to hp.circulations@atco.com.

- (h) Alberta Health Services – Kelli Kirkpatrick, Public Health Inspector/Executive Officer:

"This office has reviewed the provided information and has no objection with the proposed subdivision of land provided that:

- All pertinent regulations, bylaws and standards are complied with, and
- No nuisance conditions exist or are created.

Please contact me with any questions or concerns at 403-388-6690 ext 2 or kelli.kirkpatrick@ahs.ca."

- (i) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

"Reference your file to create a parcel for residential use at the above noted location.

The proposal is contrary to Section 14 and subject to the requirements of Section 15(2) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, consolidated up to 188/2017("the regulation").

Alberta Transportation's primary objective is to allow subdivision and development of properties in a manner that will not compromise the integrity and associated safe operational use or the future expansion of the provincial highway network.

To that end, the parcel to be created and remnant land will be well removed from Highway 3 with indirect access to the highway being gained solely by way of the town's internal street system. As such, strictly from Alberta Transportation's point of view, we do not anticipate that the creation of the residential parcel as proposed would have any appreciable impact on the highway.

Therefore, pursuant to Section 16 of the regulation, in this instance, Alberta Transportation grants a waiver of said Sections 14 and 15(2).

Notwithstanding the foregoing, the applicant would be advised that any development within the right-of-way or within 300 metres beyond the limit of the highway or within 800 metres from the center point of the intersection of the highway and another highway would require the benefit of a permit from Alberta Transportation. This requirement is outlined in the Highways Development and Protection Regulation, being Alberta Regulation 326/2009.

The subject property is within the noted control lines however given that development setbacks will be maintained by default and all access to the highway is indirect by way of the local street system, in this instance a permit from Alberta Transportation will not be required and development of the residential parcel could proceed under the direction, control and management of the town. The applicant could contact the undersigned, at Lethbridge 403/381-5426, in this regard.

Alberta Transportation accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof. Noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the subdivision/development design.

Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 5(5)(d) of the regulation, Alberta Transportation agrees to waive the referral distance for this particular subdivision application. As far as Alberta Transportation is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application."

MOVER

CHAIRMAN

DATE



OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344
Toll-Free: 1-844-279-8760
E-mail: subdivision@orrrsc.com
Website: www.orrrsc.com

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: January 2, 2020

Date of Receipt: December 13, 2019

Date of Completeness: December 18, 2019

TO: Landowner: David Wakeman and Dana Wakeman

Agent: Valerie McQuaid

Referral Agencies: Town of Coaldale, Butch Pauls, Holy Spirit RC School Division, Palliser School Division, AltaLink, FortisAlberta, TELUS, ATCO Gas, ATCO Pipelines, AB Health Services - Lethbridge, AB Environment & Parks - K. Murphy, AB Transportation, AER, Canada Post

Adjacent Landowners: Cap Holdings Inc., Donald & Mary Miller, Paul Nedza, Edmund G. Berg, Darcy Berridge, Tim & Veronica Esselink, Rodney M. Miller, Perry W. Stirling & Rose G. Stirling

Planning Advisor: Ryan Dyck

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the Town of Coaldale. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **January 21, 2020**. (Please quote our File No. **2019-0-178** in any correspondence with this office).

File No: 2019-0-178

Legal Description: Lot 8, Block 3, Plan 5703HJ within NE1/4 10-9-20-W4M

Municipality: Town of Coaldale

Land Designation: Residential Small Lot - R-1B
(Zoning)

Existing Use: Residential

Proposed Use: Residential

of Lots Created: 1

Certificate of Title: 031 139 554

Proposal: To subdivide an existing 0.08 ha (0.18 acre) parcel into two parcels, being approximately 0.04 ha (0.09 acres) each.

Planner's Preliminary Comments:

The purpose of the application is to subdivide an existing 0.08 ha (0.18 acre) parcel into two parcels, being approximately 0.04 ha (0.09 acres) each. The subject parcel is legally described as Lot 8, Block 3, Plan 570HJ, and is located on the corner of 22nd Street and 20A Avenue.

The subject parcel currently contains a single detached dwelling and detached garage. Redevelopment is to occur on the easterly portion of the lot, in support of which the applicant has submitted a conceptual site plan illustrating how a future single detached dwelling and detached garage may be situated on the lot. Bylaw 766-P-09-19 recently rezoned the parcel from R-1A (Residential) to R-1B (Residential Small Lot) in support of the project. Access will be by way of a driveway onto 20A Avenue (or the rear lane), to be determined by Municipal Planning Commission at the time of development permit. Servicing will be provided by way of connections to existing municipal services lying within the road right-of-way.

At 15.25 m (50 ft.) by 23.41 m (78.8 ft.), the proposed parcels are short the required lot length of 30.48 m (100 ft.). The parcels are also deficient in lot area, at a proposed 357 m² (3843 ft²), versus the required 371.5 m² (4,000 ft²). Last, the subdivision will result in a rear yard setback of approximately 3.8 m (12.5 ft) for the existing dwelling, which is short of the required 7.6 m (25 ft) setback. Therefore the Municipal Planning Commission will have to consider multiple variances in order to approve the application. It is noted that, if the subdivision is approved, a subsequent development permit application will be required to be consistent with Section 34(Schedule 4) of the Land Use Bylaw – Infill Development in addition to the other relevant requirements of the Land Use Bylaw including. This infill development proposal, although not without challenge, represents an opportunity that will require a custom design solution to achieve compatibility with the established residential neighbourhood.

As such the Municipal Planning Commission may consider approval of the application along with the following suggested conditions and considerations:

1. Any outstanding property taxes shall be paid to the Town of Coaldale.
2. The applicant or owner or both enter into a Development Agreement with the Town of Coaldale to address any municipal servicing requirements.
3. That any easement(s) as required by utility companies and/or the municipality shall be established.
4. That any conditions of Alberta Transportation are met.
5. Waiver of the minimum setback, dimensional, and area requirements of the R-1B (Residential Small Lot) Land Use District.
6. Consideration of adjacent landowners and referral agencies comments.

RESERVE:

Municipal reserve was previously dealt with and is not applicable pursuant to Section 663(c) of the Municipal Government Act (parcel is under 0.8 ha in size).

The Town of Coaldale's statutory planning documents are available at:
<http://www.orrsc.com/members/towns-a-m/town-of-coaldale/>

If you wish to make a presentation at the subdivision authority meeting, please notify the Town of Coaldale Municipal Administrator as soon as possible.

Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority at a public meeting.



FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>R-1B</u>	
Fee Submitted: <u>1225</u>	File No: <u>2019-0-176</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>December 13, 2019</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>Dec. 18, 2019</u>	Accepted By: <u>[Signature]</u>

APPLICATION FOR SUBDIVISION URBAN MUNICIPALITY

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: David Wakeman and Dana Wakeman

Mailing Address: 2011 - 22 Street Coaldale Alberta Postal Code: T1M 1S5

Telephone: 403-345-3758 Cell: _____ Fax: _____

Email: _____ Preferred Method of Correspondence: Email ☐ Mail ☒

Name of Agent (Person Authorized to act on behalf of Registered Owner): Valerie McQuaid

Mailing Address: 509 Edinburgh Road West Postal Code: T1S 5A8

Telephone: 403-320-1082 Cell: 403-330-2465 Fax: _____

Email: riverhawk50@hotmail.com Preferred Method of Correspondence: Email ☒ Mail ☐

Name of Surveyor: _____

Mailing Address: _____ Postal Code: _____

Telephone: _____ Cell: _____ Fax: _____

Email: _____ Preferred Method of Correspondence: Email ☐ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

a. All/part of the _____ ¼ Section _____ Township _____ Range _____ West of _____ Meridian (e.g. SE¼ 36-1-36-W4M)

b. Being all/part of: Lot/Unit 8 Block 3 Plan 5703

c. Total area of existing parcel of land (prior to subdivision) is: _____ hectares _____ acres

d. Total number of lots to be created: 1 Size of Lot(s): _____

e. Municipal/Civic Address (if applicable): 2011 - 22nd STREET COALDALE ALBERTA

f. Certificate of Title No.(s): 031 139 554

3. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is located in the municipality of COALDALE ALBERTA

b. Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒

If "yes", the adjoining municipality is _____

c. Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes ☒ No ☐

If "yes" the highway is No. ALBERTA HIGHWAY 3

d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes ☐ No ☒

If "yes", state its name _____

e. Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Yes ☐ No ☒

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land DESIGNATION R7-B
- b. Proposed use of the land DESIGNATION R7-B

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) FLAT
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)
Empty lot
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) _____
- d. Is this a vacant parcel (void of any buildings or structures)? Yes ☐ No ☒
If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.
ONE DWELLING + ONE GARAGE - NOT TO BE DEMOLISHED
- e. Are there any active oil or gas wells or pipelines on the land? Yes ☐ No ☒
- f. Are there any abandoned oil or gas wells or pipelines on the land? Yes ☐ No ☒

6. WATER SERVICES

- a. Existing source of water Municipal ☒ Other ☐
If other, describe existing source of potable water _____
- b. Proposed source of water Municipal ☒ Other ☐
If other, describe proposed source of potable water _____

7. SEWER SERVICES

- a. Existing sewage disposal Municipal ☒ Other ☐
If other, describe existing sewage disposal _____
- b. Proposed sewage disposal Municipal ☒ Other ☐
If other, describe proposed sewage disposal _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I Valerie McQuaid hereby certify that

☐ I am the registered owner

☒ I am authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Signed: Valerie McQuaid

Date: Dec 12, 2019

9. RIGHT OF ENTRY

I _____ hereby authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.

This right is granted pursuant to Section 653(2) of the Municipal Government Act.

Signature of Registered Owner



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0019 095 885 5703HJ;3;8 031 139 554

LEGAL DESCRIPTION
PLAN 5703HJ
BLOCK 3
LOT 8
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;20;9;10;NE

MUNICIPALITY: TOWN OF COALDALE

REFERENCE NUMBER: 011 143 004

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
031 139 554	02/05/2003	TRANSFER OF LAND	\$90,000	\$90,000

OWNERS

DAVID WAKEMAN

AND

DANA WAKEMAN

BOTH OF:

2011-22 STREET

COALDALE

ALBERTA T1M 1J5

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
111 111 099	06/05/2011	MORTGAGE MORTGAGEE - THE BANK OF NOVA SCOTIA. 1921-20 AVE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
031 139 554

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

P.O. BOX 1450
COALDALE
ALBERTA T1M1N2
ORIGINAL PRINCIPAL AMOUNT: \$228,000

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF
DECEMBER, 2019 AT 01:34 P.M.

ORDER NUMBER: 38486855

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

CPR RY21

HIGHWAY AVE

20 AVE

2¹⁵
8510373

PROPOSED
SUBDIVISION
0.04±ha
(0.09±ac)

PROPOSED
SUBDIVISION
0.04±ha
(0.09±ac)

20A AVE

0012090

22 ST

21 AVE

0510173

SUBDIVISION SKETCH

LOT 8; BLOCK 3; PLAN 5703HJ

WITHIN NE 1/4 SEC 10, TWP 9, RGE 20, W 4 M

MUNICIPALITY: TOWN OF COALDALE

DATE: DECEMBER 18, 2019

FILE: 2019-0-178





SUBDIVISION SKETCH

LOT 8; BLOCK 3; PLAN 5703HJ

WITHIN NE 1/4 SEC 10, TWP 9, RGE 20, W 4 M

MUNICIPALITY: TOWN OF COALDALE

DATE: DECEMBER 18, 2019

FILE: 2019-0-178



Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2020-010
APPLICANT:	Marion Bareman
TYPE OF DEVELOPMENT:	Existing Single Detached Dwelling
CIVIC ADDRESS:	1409 – 19 Avenue
LEGAL DESCRIPTION:	Plan 6476AA, Block 5, Lot 16
LAND USE ZONING:	Residential – R-1A
USE:	Single Detached Dwelling
PARKING:	n/a
SETBACKS & HEIGHT:	Front yard setback – 18' – 11" (required 20' as per MPS's approval)
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for an existing single detached dwelling that is located too close to the front property line. Development permit 2018-163 was issued for the single detached dwelling which was to be located 20' (6.10m) away from the front property line, with MPC's approval. When the single detached dwelling was constructed, it was built 18' – 11" (5.78m) from the front property line.

Notice of the application was sent to adjacent properties and no written or verbal concerns have been brought forward to date.

OPTIONS:

The board may consider APPROVAL of Development Application (#2020-010).

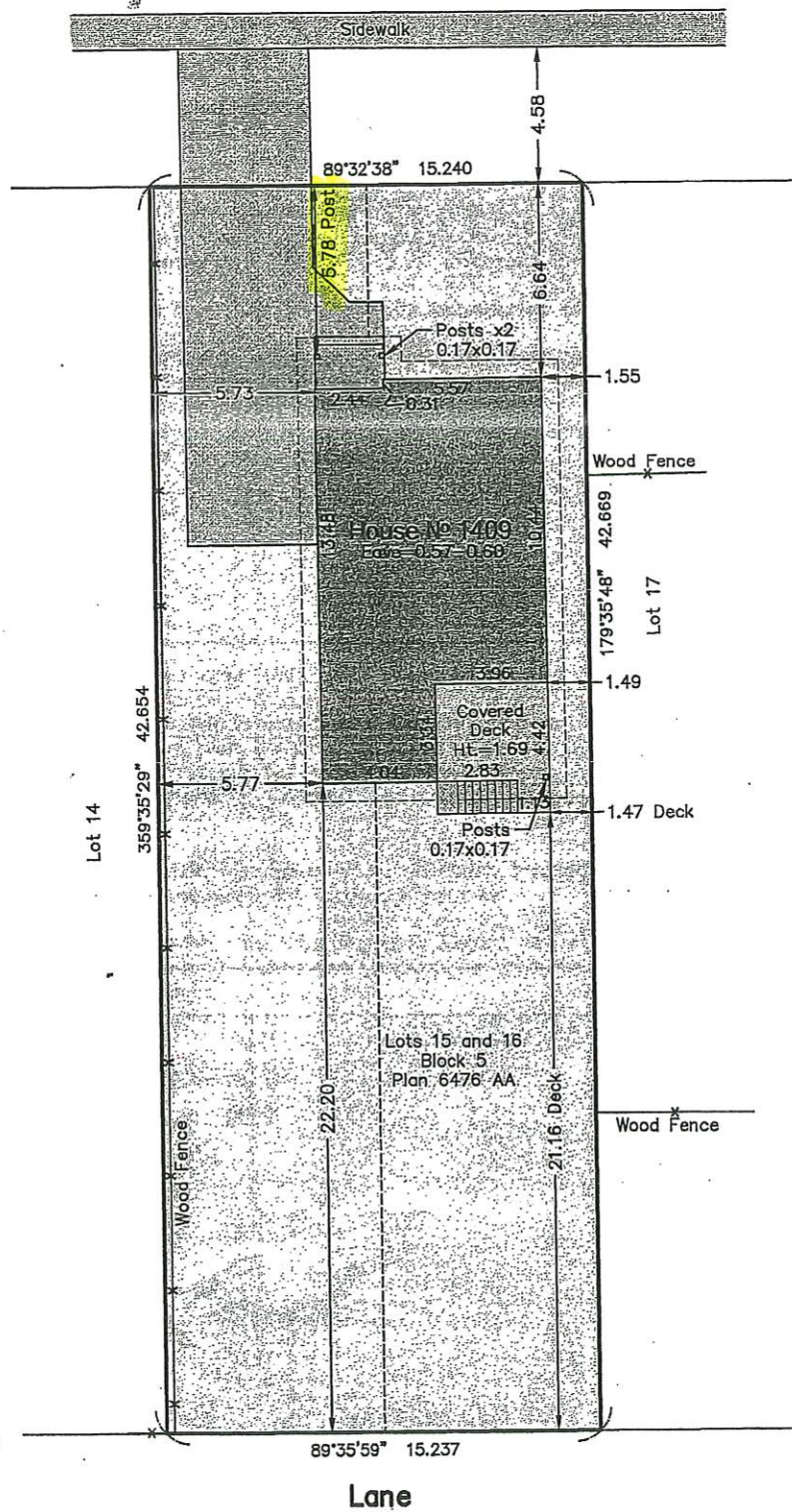
The board may consider REFUSAL of Development Application (#2020-010).

Respectfully Submitted:
Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan
- Approved site plan with development permit 2018-163
- Notice to Neighbouring Property Owners

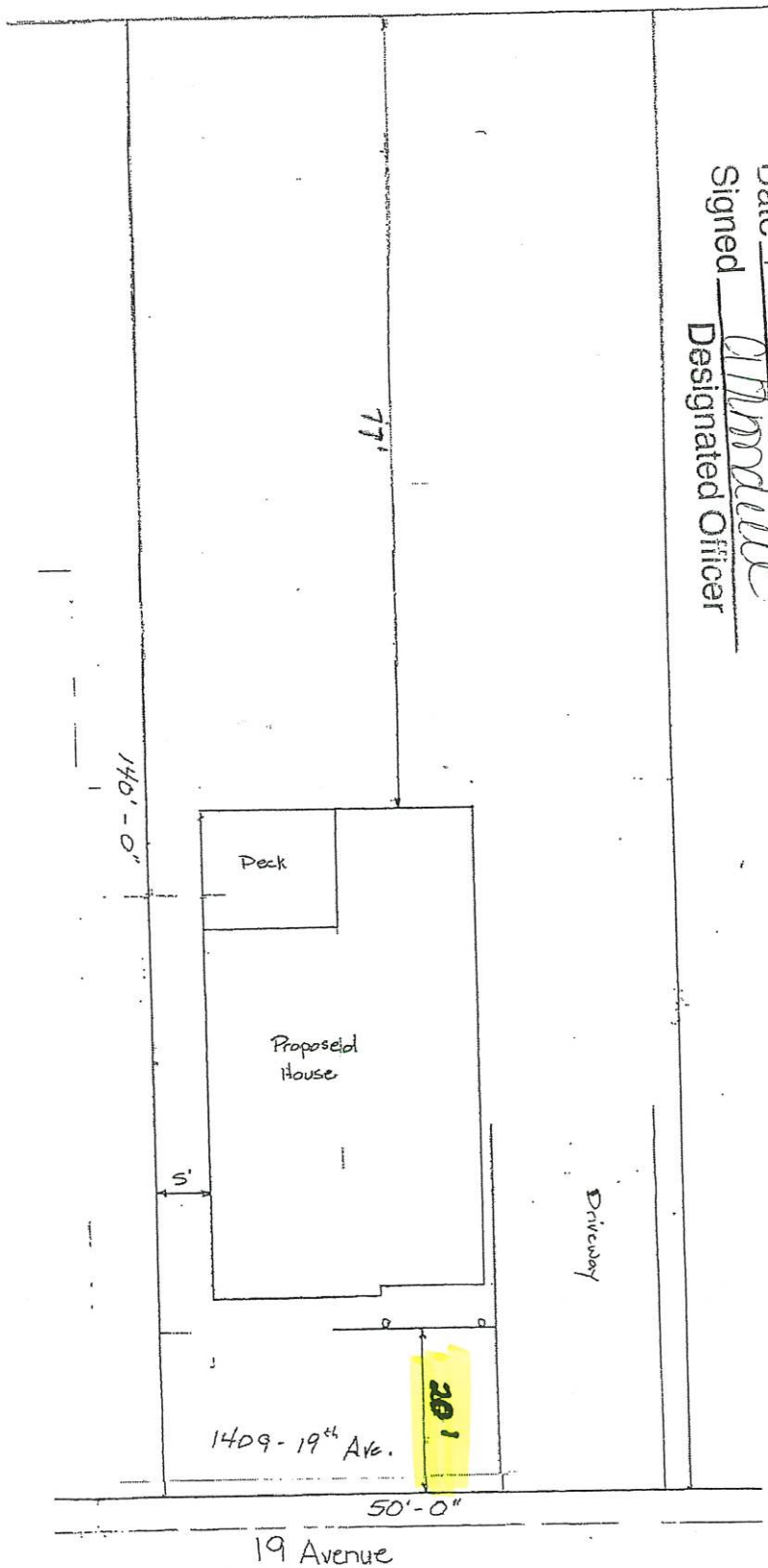
19 Avenue



Lot Detail
Scale: 1:250

NEW

Approved in accordance with
Development Permit No. 2018-163
Town of Coaldale
Date November 15, 2018
Signed [Signature]
Designated Officer



Lot Plan 1409-19th Ave.		CUSTOM HOME DESIGN	
		M. Barenah	
		1017 SQ.FT. SPLIT ENTRY	
		1/18/2018	
		10P-41	



January 30, 2020

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2020-010

APPLICANT: MARION BAREMAN

ADDRESS: 1409 - 19 AVENUE, COALDALE, ALBERTA
PLAN 6476AA, BLOCK 5, LOT 16

ZONING: RESIDENTIAL - R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2019-010, for an existing Single-Detached Dwelling that is located to close to the front property line. Development permit 2018-163 was issued for a front yard waiver on a new Single Detached Dwelling pre-construction. The approved waiver allowed the dwelling to be situated 6.10 m (20') from the front yard property line but when the post construction survey was completed it was not that the dwelling is located 5.78m (18' - 11") away from the front property line.

The Town of Coaldale Land-Use Bylaw states that any waiver greater than 10% shall be considered by the Municipal Planning Commission (MPC). As such, a hearing must be held for consideration of this application.

The full agenda will be posted on our website by February 5, 2020 at the following link, <http://www.coaldale.ca/services/planning-development/mpc-meeting-agendas>

Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, February 12, 2020, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2020-010) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 - 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on Friday, February 7, 2020 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services
cc. Applicant

